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WITHOUT PREJUDICE

November 10, 2021

VIA EMAIL

Mr. Ray Kallio
Solicitor, Planning & Administrative Tribunal Law
City of Toronto, Legal Services Division
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Kallio:

**RE: 2650 St. Clair Avenue West
Applications for Official Plan Amendment, Zoning By-law Amendment and
Draft Plan of Subdivision Approval
City File Nos. 18 208427 WET 11 OZ, 18 208431 WET 11 SB, 20 196724 WET
05 OZ
LPAT Case Nos. PL200157, PL200158, PL210135
Offer to Settle**

We are the lawyers for 1386073 Ontario Inc. ("**Dunpar**"), being the owner of the properties municipally known as 2650-2672 St. Clair Avenue West (collectively, the "**Property**").

This Offer to Settle is being made in respect of the above-noted applications filed by Dunpar for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval (collectively, the "**Applications**"), which are the subject of the above-noted appeals (OLT Case Nos. PL200157, PL200158 and PL210135, collectively, the "**Appeals**") before the Ontario Land Tribunal (the "**Tribunal**").

The Appeals are scheduled to proceed to a 9-day hearing commencing on November 29, 2021 (the "**Hearing**").

The Revised Proposal

Following a series of comments received through the circulation process, discussions with City Staff, and a formal mediation process, our client filed a revised proposal on October 14, 2021 as set out in the architectural plans and drawings dated October 14, 2021 and enclosed herewith (the "**October 14th Proposal**"). A high-level summary of the changes to the original proposal is described as follows:

